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JUL 02 2021

Number (O. Reg.)
Numéro (Règl. de l'Ont.) → 515/21

ONTARIO REGULATION

made under the

PLANNING ACT

Amending O. Reg. 607/20

(ZONING ORDER - CITY OF PICKERING, REGIONAL MUNICIPALITY OF DURHAM)

1. Section 2 of Ontario Regulation 607/20 is amended by striking out “map numbered 239” and substituting “map numbered 265”.

2. Sections 4 and 5 of the Regulation are revoked and the following substituted:

Mixed Employment Zone

4. (1) This section applies to lands located in the area shown as the Mixed Employment Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

- (a) accessory uses, buildings and structures;
- (b) business support services;
- (c) film studios;
- (d) laboratories;
- (e) manufacturing plants;
- (f) medical offices;

- (g) offices;
- (h) software development and processing establishments;
- (i) vehicle service facilities;
- (j) warehouses and distribution facilities; and
- (k) the uses set out in subsection 3 (3).

(3) The zoning requirements for the uses referred to in clauses (2) (a) to (j) are as follows:

1. The zoning requirements set out in section 16.2.1 of City of Pickering Zoning By-law 2511 shall apply.
2. The minimum number of parking spaces required are as follows:
 - i. No parking spaces are required for accessory uses, buildings or structures.
 - ii. 0.25 spaces are required per 100 square metres gross floor area for laboratory, manufacturing plant, software development and processing establishment, and warehouse and distribution facility.
 - iii. 0.7 spaces are required per 100 square metres of gross floor area for film studio and accessory uses.
 - iv. 2.5 spaces are required per 100 square metres of gross leasable floor area for office.
 - v. Three spaces are required per 100 square metres of gross leasable floor area for business support services.
 - vi. 3.5 spaces per 100 square metres of gross leasable floor area for medical office.

(4) The zoning requirements set out in subsection 3 (4) apply to the uses referred to in clause (2) (k).

Commencement

3. This Regulation comes into force on the day it is filed.

Made by:

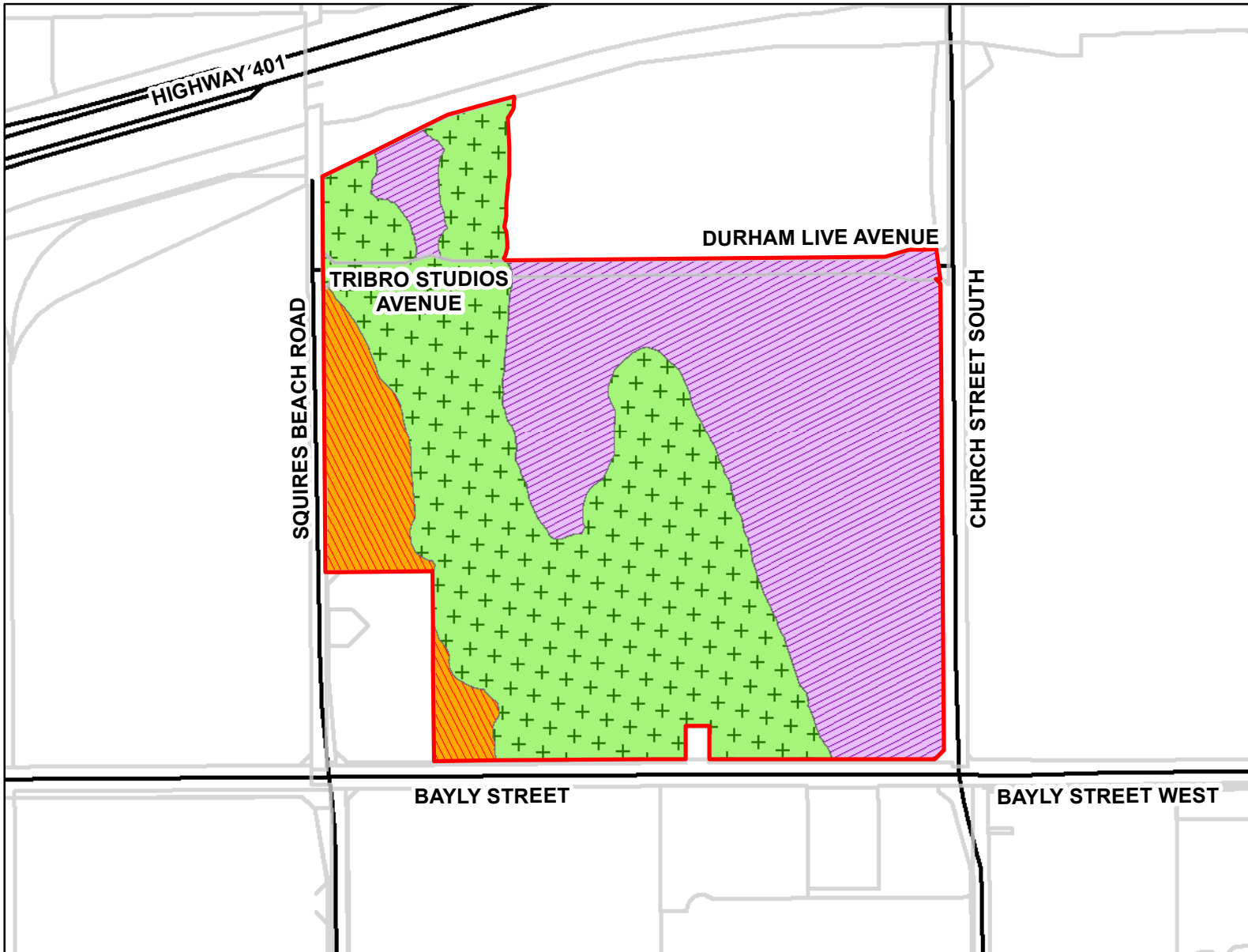

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Signature (in blue ink)

HANNAH EVANS

*Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing*

Date made: *30 June 2021*

Part of Lots 15 and 16, Concession 1
 City of Pickering, Regional Municipality of Durham



MAP No. 265

Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,







Planning Act

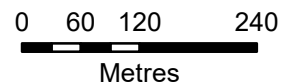
Ontario Regulation: 515/21

Date: July 2, 2021

Original Signed By: Assistant Deputy Minister
 Municipal Services Division
 Ministry of Municipal Affairs and Housing

LEGEND

-  Land Subject to Zoning Order
-  Parcels
-  Mixed Employment Zone
-  Mixed Use Major Tourist and Entertainment Zone
-  Natural Heritage and Open Space Zone
-  Roads



Map Description:

This is map no. 265 referred to in a Minister's Zoning Order. It shows lands which are located in Part of Lots 15 and 16, Concession 1, in the City of Pickering, in the Regional Municipality of Durham. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>).

On request, we can arrange for accessible formats and communications supports. Please contact MMAH by email (mininfo@ontario.ca) for regulation details.

THIS IS NOT A PLAN OF SURVEY

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